HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: December 2015

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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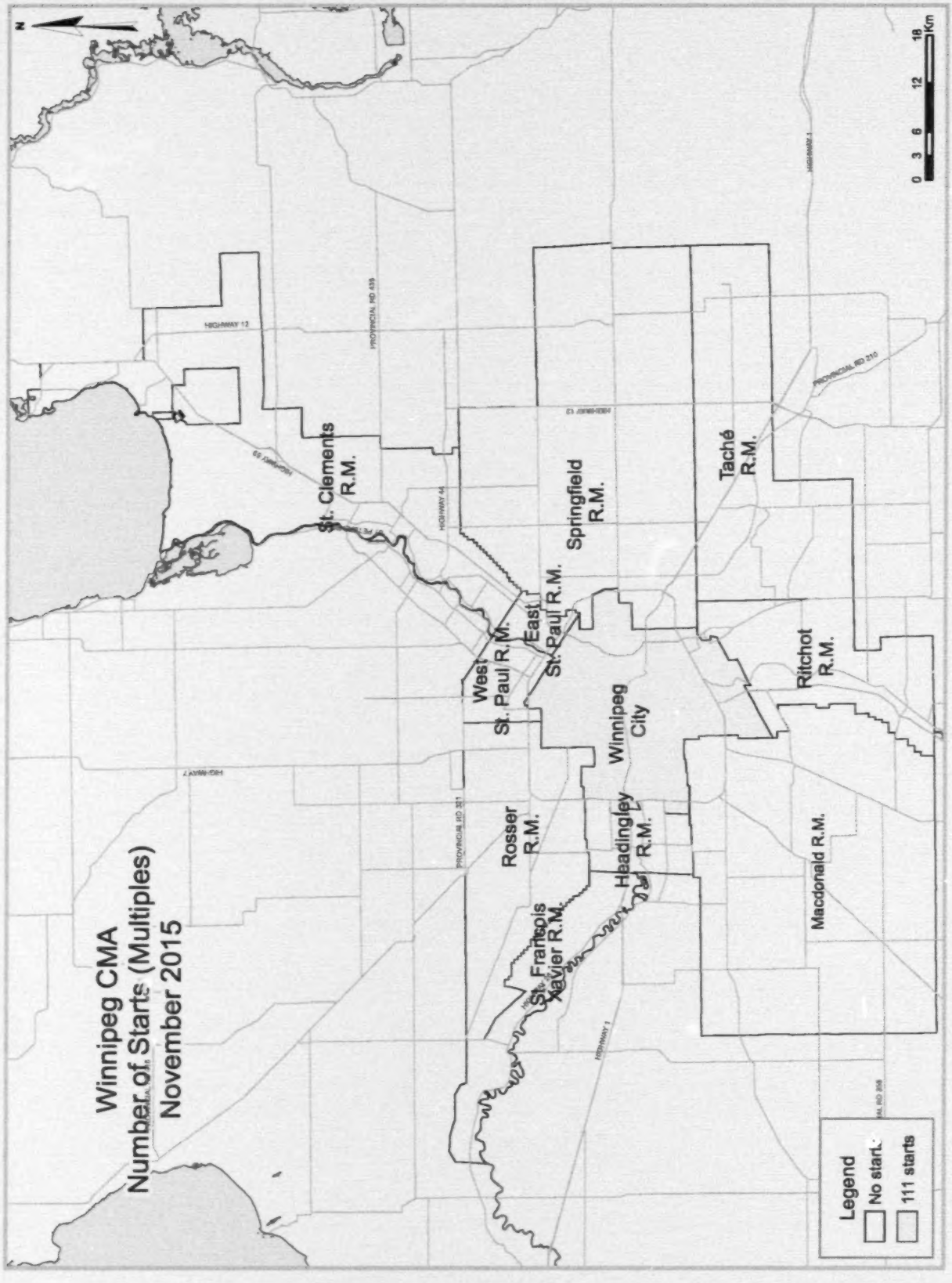
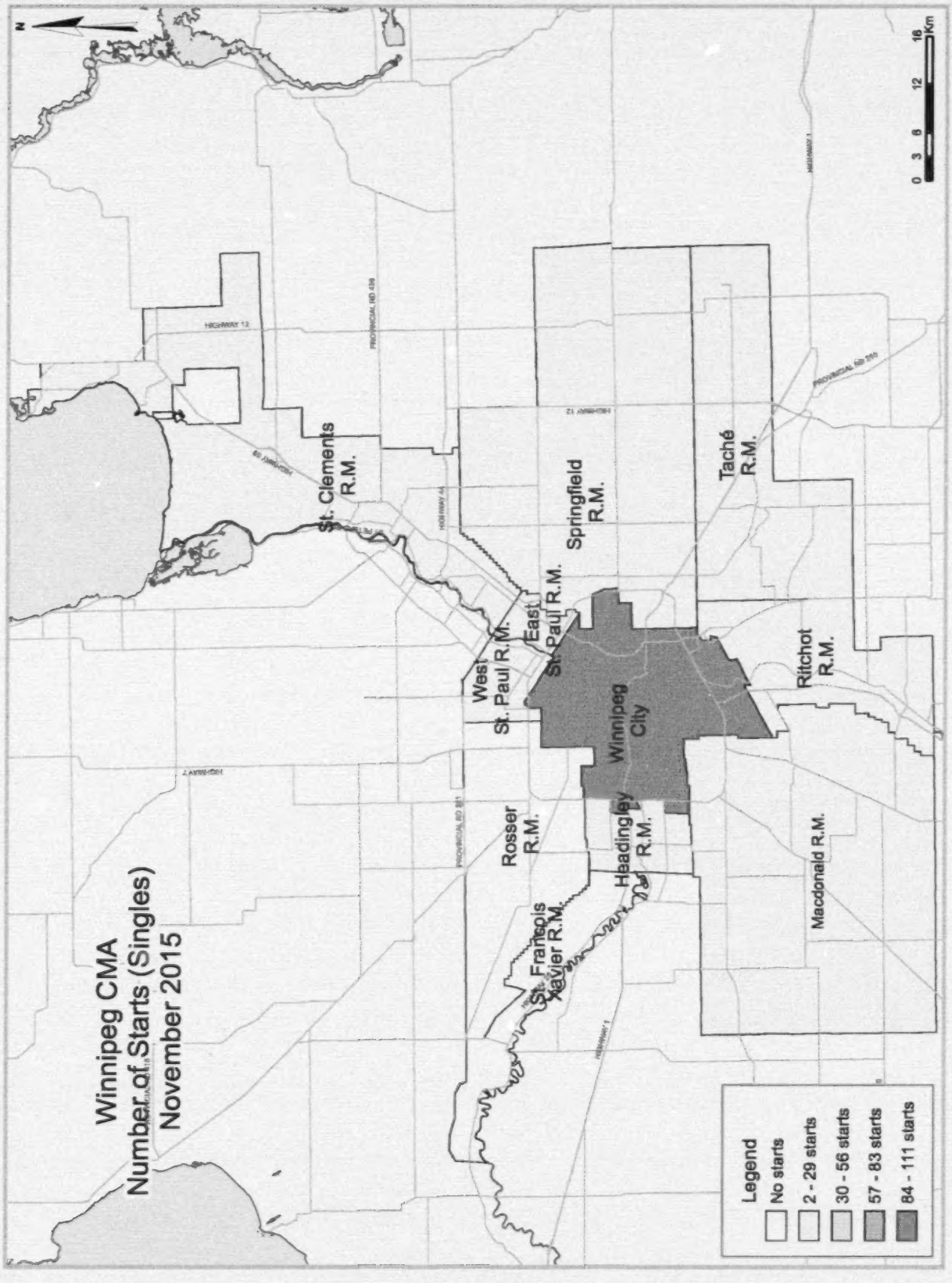
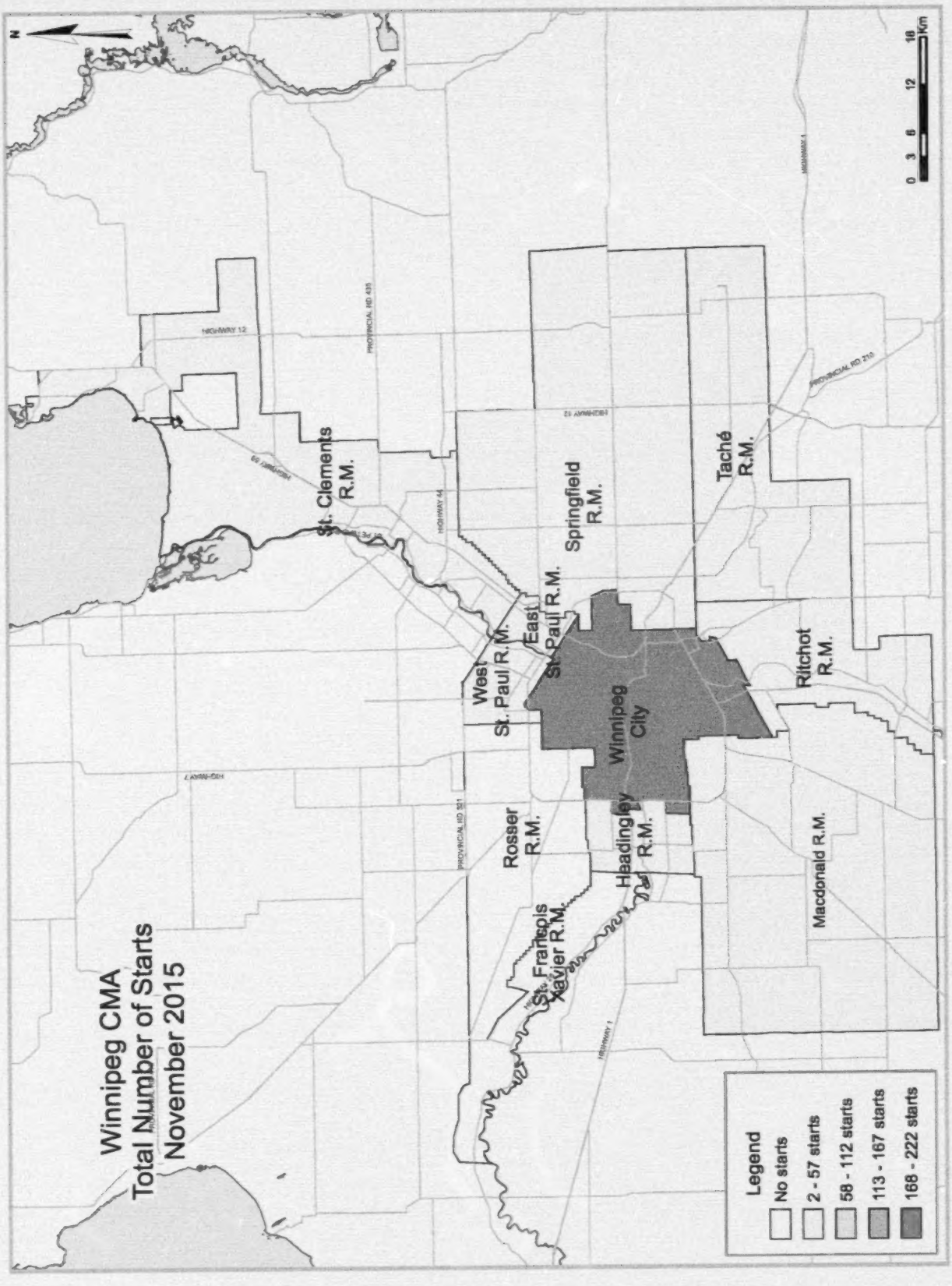
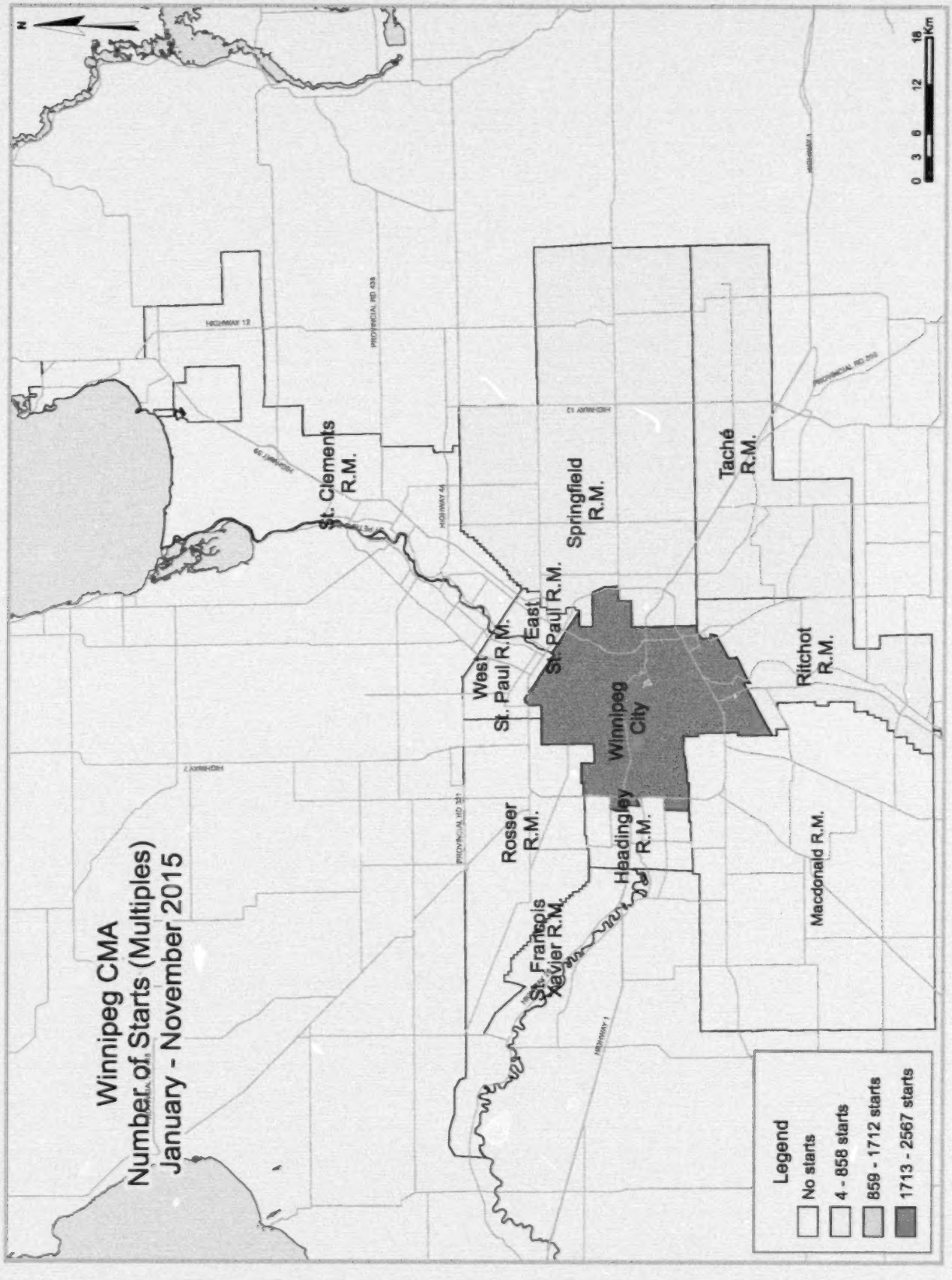
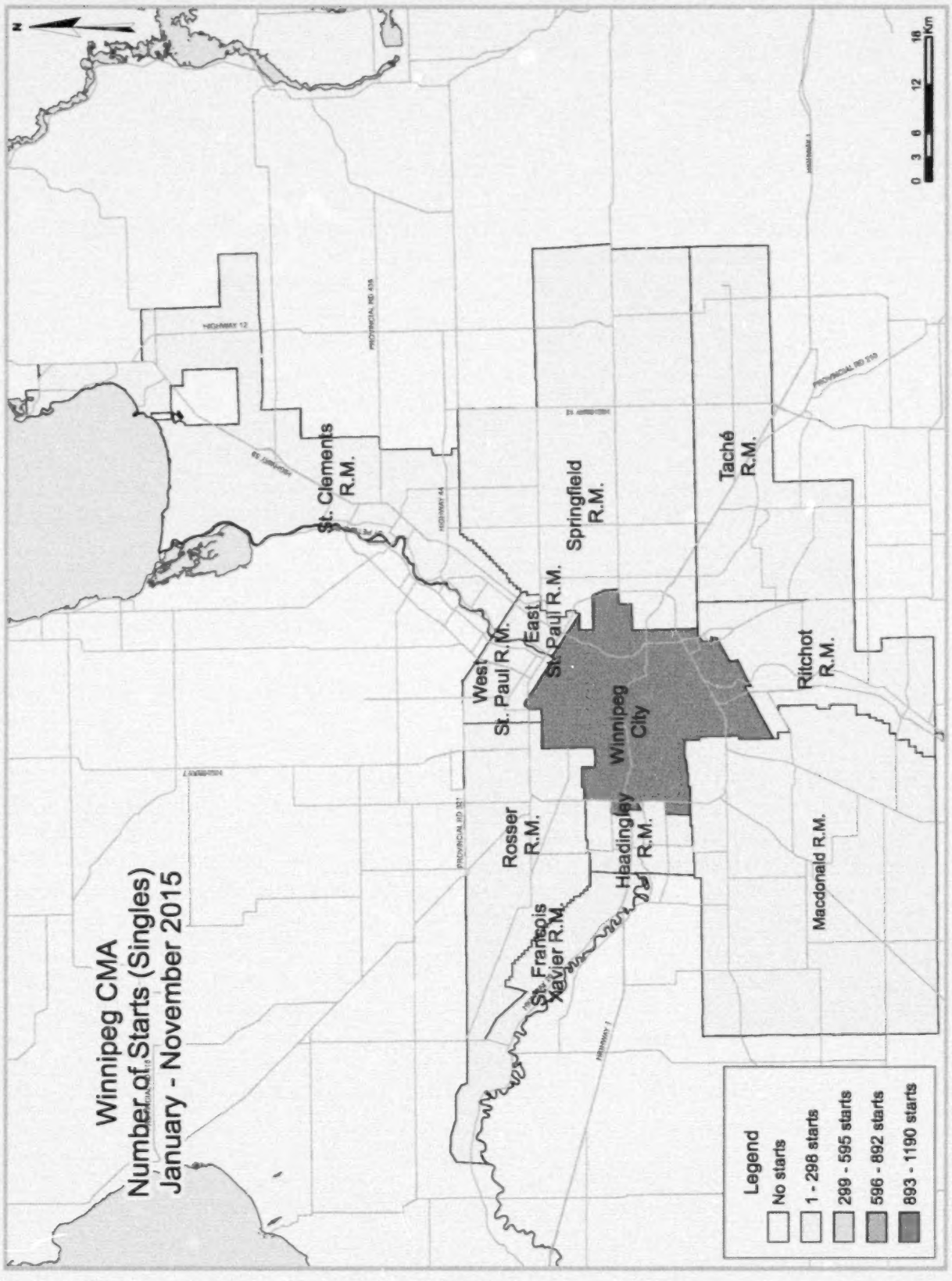
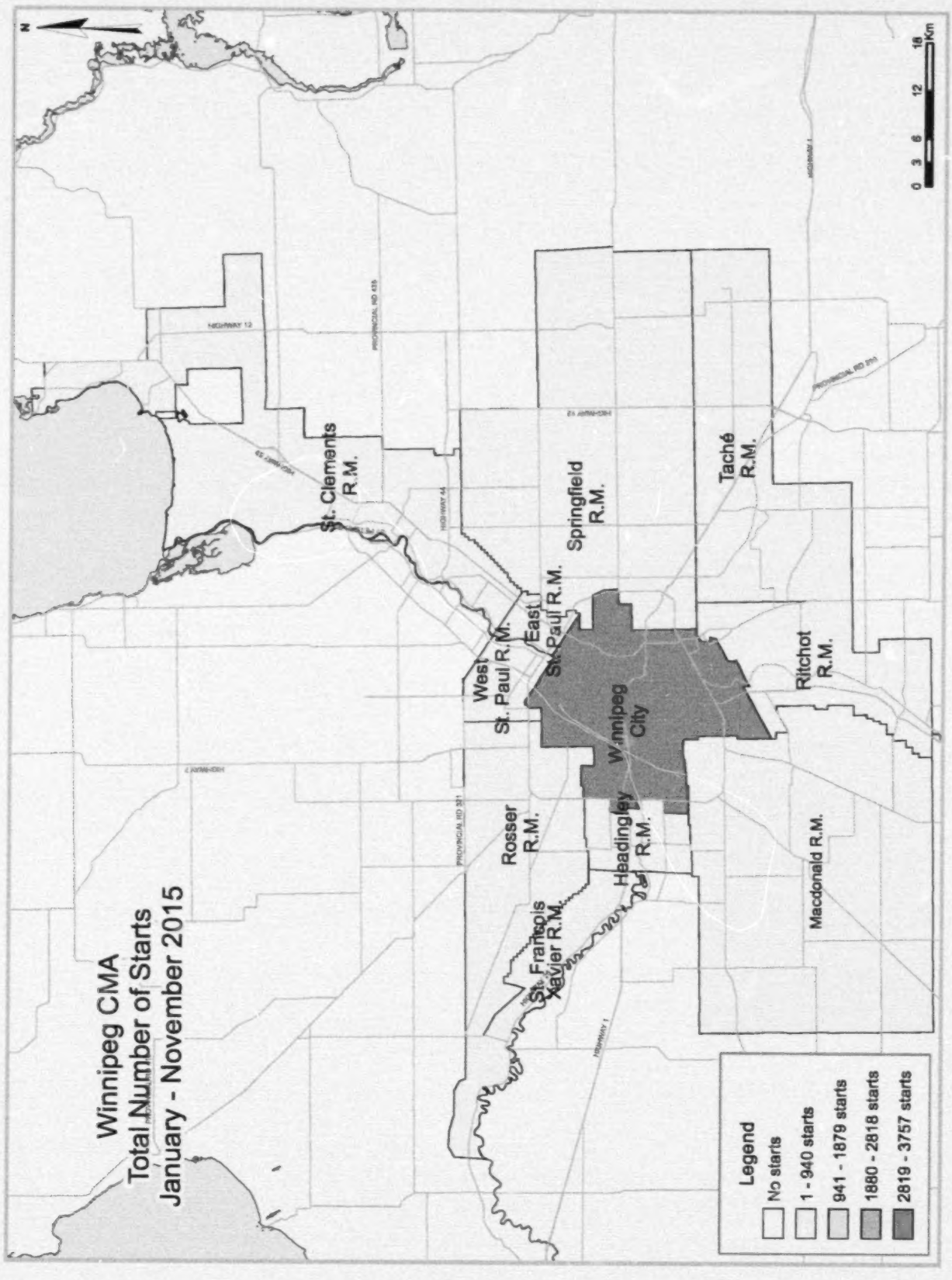

Winnipeg CMA
Number of Starts (Multiples)
November 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 439
HIGHWAY 44
PROVINCIAL RD 210
PROVINCIAL RD 221
HIGHWAY 1
Legend
No starts
111 starts


Winnipeg CMA
Number of Starts (Singles)
November 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 499
PROVINCIAL RD 101
PROVINCIAL RD 213
Legend
No starts
2 - 29 starts
30 - 56 starts
57 - 83 starts
84 - 111 starts


Winnipeg CMA
Total Number of Starts
November 2015
N
0 3 6 12 16 Km
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 44
PROVINCIAL RD 221
PROVINCIAL RD 210
HIGHWAY 1
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 57 starts
58 - 112 starts
113 - 167 starts
168 - 222 starts


Winnipeg CMA
Number of Starts (Multiples)
January - November 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 858 starts
859 - 1712 starts
1713 - 2567 starts


Winnipeg CMA
Number of Starts (Singles)
January - November 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 298 starts
299 - 595 starts
596 - 892 starts
893 - 1190 starts
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
January - November 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 940 starts
941 - 1879 starts
1880 - 2818 starts
2819 - 3757 starts
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2015		
Winnipeg CMA[1]	October 2015	November 2015
Trend[2]	4,780	4,912
SAAR	4,540	2,926
	November 2014	November 2015
Actual		
November - Single-Detached	166	143
November - Multiples	50	111
November - Total	216	254
January to November - Single-Detached	1,758	1,529
January to November - Multiples	2,263	2,585
January to November - Total	4,021	4,114

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	143	22	0	0	40	29	20	0	254
November 2014	166	18	0	0	26	6	0	0	216
% Change	-13.9	22.2	n/a	n/a	53.8	**	n/a	n/a	17.6
Year-to-date 2015	1,529	216	4	0	256	551	154	1,404	4,114
Year-to-date 2014	1,753	112	7	4	357	1,141	45	602	4,021
% Change	-12.8	92.9	-42.9	-100.0	-28.3	-51.7	**	133.2	2.3
UNDER CONSTRUCTION									
November 2015	1,027	150	8	0	318	1,457	86	1,764	4,810
November 2014	1,288	90	7	3	337	1,851	25	1,080	4,681
% Change	-20.3	66.7	14.3	-100.0	-5.6	-21.3	**	63.3	2.8
COMPLETIONS									
November 2015	149	32	0	0	57	40	16	89	383
November 2014	140	22	0	0	40	6	5	0	213
% Change	6.4	45.5	n/a	n/a	42.5	**	**	n/a	79.8
Year-to-date 2015	1,750	152	7	4	226	771	101	681	3,692
Year-to-date 2014	1,609	82	0	8	382	587	58	406	3,132
% Change	8.8	85.4	n/a	-50.0	-40.8	31.3	74.1	67.7	17.9
COMPLETED & NOT ABSORBED									
November 2015	244	41	3	2	90	285	n/a	n/a	665
November 2014	229	21	0	2	61	216	n/a	n/a	529
% Change	6.6	95.2	n/a	0.0	47.5	31.9	n/a	n/a	25.7
ABSORBED									
November 2015	132	25	0	0	33	22	n/a	n/a	212
November 2014	126	14	0	0	37	1	n/a	n/a	178
% Change	4.8	78.6	n/a	n/a	-10.8	**	n/a	n/a	19.1
Year-to-date 2015	1,738	112	4	4	213	613	n/a	n/a	2,684
Year-to-date 2014	1,668	61	0	7	378	481	n/a	n/a	2,595
% Change	4.2	83.6	n/a	-42.9	-43.7	27.4	n/a	n/a	3.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
November 2015	111	22	0	0	40	29	20	0	222
November 2014	128	18	0	0	26	6	0	0	178
East St. Paul R.M.									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	3	0	0	0	0	0	0	0	3
Headingley R.M.									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	4	0	0	0	0	0	0	0	4
MacDonald R.M.									
November 2015	8	0	0	0	0	0	0	0	8
November 2014	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
November 2015	5	0	0	0	0	0	0	0	5
November 2014	3	0	0	0	0	0	0	0	3
Rosser R.M.									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2015	4	0	0	0	0	0	0	0	4
November 2014	8	0	0	0	0	0	0	0	8
St. Francois Xavier R.M.									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2015	5	0	0	0	0	0	0	0	5
November 2014	8	0	0	0	0	0	0	0	8
Tache R.M.									
November 2015	2	0	0	0	0	0	0	0	2
November 2014	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
November 2015	2	0	0	0	0	0	0	0	2
November 2014	8	0	0	0	0	0	0	0	8
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2015	143	22	0	0	40	29	20	0	254
November 2014	166	18	0	0	26	6	0	0	216

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
November 2015	757	144	4	0	318	1,457	78	1,764	4,522
November 2014	924	72	0	3	317	1,791	11	1,080	4,198
East St. Paul R.M.									
November 2015	33	0	0	0	0	0	0	0	33
November 2014	44	0	0	0	0	0	0	0	44
Headingley R.M.									
November 2015	15	0	0	0	0	0	0	0	15
November 2014	21	0	0	0	0	0	0	0	21
MacDonald R.M.									
November 2015	29	0	0	0	0	0	0	0	29
November 2014	28	0	0	0	4	0	0	0	32
Ritchot R.M.									
November 2015	20	2	0	0	0	0	6	0	28
November 2014	37	2	0	0	16	30	12	0	97
Rosser R.M.									
November 2015	1	0	0	0	0	0	0	0	1
November 2014	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
November 2015	53	0	0	0	0	0	0	0	53
November 2014	48	0	0	0	0	0	0	0	48
St. Francois Xavier R.M.									
November 2015	1	0	0	0	0	0	0	0	1
November 2014	9	0	0	0	0	0	0	0	9
Springfield R.M.									
November 2015	52	4	0	0	0	0	2	0	58
November 2014	70	16	3	0	0	0	2	0	91
Tache R.M.									
November 2015	20	0	4	0	0	0	0	0	24
November 2014	53	0	4	0	0	30	0	0	87
West St. Paul R.M.									
November 2015	46	0	0	0	0	0	0	0	46
November 2014	53	0	0	0	0	0	0	0	53
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2015	1,027	150	8	0	318	1,457	86	1,764	4,810
November 2014	1,288	90	7	3	337	1,851	25	1,080	4,681

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
November 2015	112	30	0	0	57	40	16	89	344
November 2014	116	22	0	0	40	6	0	0	184
East St. Paul R.M.									
November 2015	9	0	0	0	0	0	0	0	9
November 2014	6	0	0	0	0	0	0	0	6
Headingley R.M.									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
November 2015	4	0	0	0	0	0	0	0	4
November 2014	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
November 2015	4	0	0	0	0	0	0	0	4
November 2014	4	0	0	0	0	0	5	0	9
Rosser R.M.									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2015	4	2	0	0	0	0	0	0	6
November 2014	4	0	0	0	0	0	0	0	4
Tache R.M.									
November 2015	6	0	0	0	0	0	0	0	6
November 2014	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
November 2015	10	0	0	0	0	0	0	0	10
November 2014	2	0	0	0	0	0	0	0	2
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2015	149	32	0	0	57	40	16	89	383
November 2014	140	22	0	0	40	6	5	0	213

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
November 2015	185	35	0	2	88	240	n/a	n/a	550
November 2014	183	16	0	2	51	180	n/a	n/a	432
East St. Paul R.M.									
November 2015	5	0	0	0	0	0	n/a	n/a	5
November 2014	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
November 2015	19	0	0	0	0	0	n/a	n/a	19
November 2014	17	0	0	0	2	0	n/a	n/a	19
Ritchot R.M.									
November 2015	11	1	0	0	2	29	n/a	n/a	43
November 2014	4	2	0	0	8	8	n/a	n/a	22
Rosser R.M.									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2015	2	0	0	0	0	0	n/a	n/a	2
November 2014	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
November 2015	10	5	3	0	0	0	n/a	n/a	18
November 2014	11	3	0	0	0	0	n/a	n/a	14
Tache R.M.									
November 2015	7	0	0	0	0	16	n/a	n/a	23
November 2014	2	0	0	0	0	28	n/a	n/a	30
West St. Paul R.M.									
November 2015	3	0	0	0	0	0	n/a	n/a	3
November 2014	2	0	0	0	0	0	n/a	n/a	2
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2015	244	41	3	2	90	285	n/a	n/a	665
November 2014	229	21	0	2	61	216	n/a	n/a	529

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
November 2015	99	23	0	0	33	16	n/a	n/a	171
November 2014	101	12	0	0	29	1	n/a	n/a	143
East St. Paul R.M.									
November 2015	8	0	0	0	0	0	n/a	n/a	8
November 2014	6	0	0	0	0	0	n/a	n/a	6
Headingley R.M.									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
November 2015	3	0	0	0	0	0	n/a	n/a	3
November 2014	5	0	0	0	0	0	n/a	n/a	5
Ritchot R.M.									
November 2015	5	0	0	0	0	6	n/a	n/a	11
November 2014	3	1	0	0	8	0	n/a	n/a	12
Rosser R.M.									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2015	1	0	0	0	0	0	n/a	n/a	1
November 2014	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
November 2015	2	2	0	0	0	0	n/a	n/a	4
November 2014	4	1	0	0	0	0	n/a	n/a	5
Tache R.M.									
November 2015	4	0	0	0	0	0	n/a	n/a	4
November 2014	2	0	0	0	0	0	n/a	n/a	2
West St. Paul R.M.									
November 2015	9	0	0	0	0	0	n/a	n/a	9
November 2014	4	0	0	0	0	0	n/a	n/a	4
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2015	132	25	0	0	33	22	n/a	n/a	212
November 2014	126	14	0	0	37	1	n/a	n/a	178

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Winnipeg City	111	128	36	18	46	26	29	6	222	178	24.7
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
MacDonald R.M.	8	1	0	0	0	0	0	0	8	1	**
Ritchot R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	8	0	0	0	0	0	0	5	8	-37.5
Tache R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
West St. Paul R.M.	2	8	0	0	0	0	0	0	2	8	-75.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	143	166	36	18	46	26	29	6	254	216	17.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	1,190	1,313	242	96	370	347	1,955	1,671	3,757	3,427	9.6
East St. Paul R.M.	36	48	0	0	0	0	0	0	36	48	-25.0
Headingley R.M.	13	21	0	0	0	0	0	0	13	21	-38.1
MacDonald R.M.	53	43	0	0	0	7	0	0	53	50	6.0
Ritchot R.M.	35	47	4	6	0	35	0	42	39	130	-70.0
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	58	78	0	0	0	0	0	0	58	78	-25.6
St. Francois Xavier R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Springfield R.M.	72	88	10	22	0	3	0	0	82	113	-27.4
Tache R.M.	30	59	0	0	4	4	0	30	34	93	-63.4
West St. Paul R.M.	40	51	0	0	0	0	0	0	40	51	-21.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,529	1,758	256	124	374	396	1,955	1,743	4,114	4,021	2.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Winnipeg City	26	26	20	0	29	6	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	26	26	20	0	29	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	218	340	152	7	551	1,069	1,404	602
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	0	0	0	35	0	42	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	222	354	152	42	551	1,141	1,404	602

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Winnipeg City	133	146	69	32	20	0	222	178
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	3	4	0	0	0	0	3	4
MacDonald R.M.	8	1	0	0	0	0	8	1
Ritchot R.M.	5	3	0	0	0	0	5	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	8	0	0	0	0	4	8
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	8	0	0	0	0	5	8
Tache R.M.	2	3	0	0	0	0	2	3
West St. Paul R.M.	2	8	0	0	0	0	2	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	165	184	69	32	20	0	254	216

Table 2.5: Starts by Submarket and by Intended Market January - November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,394	1,395	807	1,422	1,556	610	3,757	3,427
East St. Paul R.M.	36	48	0	0	0	0	36	48
Headingley R.M.	13	21	0	0	0	0	13	21
MacDonald R.M.	53	43	0	7	0	0	53	50
Ritchot R.M.	39	52	0	43	0	35	39	130
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	58	78	0	0	0	0	58	78
St. Francois Xavier R.M	1	9	0	0	0	0	1	9
Springfield R.M.	80	111	0	0	2	2	82	113
Tache R.M.	34	63	0	30	0	0	34	93
West St. Paul R.M.	40	51	0	0	0	0	40	51
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,749	1,872	807	1,502	1,558	647	4,114	4,021

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Winnipeg City	112	116	32	24	71	38	129	6	344	184	87.0
East St. Paul R.M.	9	6	0	0	0	0	0	0	9	6	50.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Ritchot R.M.	4	4	0	0	0	5	0	0	4	9	-55.6
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	4	2	0	0	0	0	0	6	4	50.0
Tache R.M.	6	2	0	0	0	0	0	0	6	2	200.0
West St. Paul R.M.	10	2	0	0	0	0	0	0	10	2	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	149	140	34	24	71	43	129	6	383	213	79.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	1,322	1,231	134	70	312	370	1,378	876	3,146	2,547	23.5
East St. Paul R.M.	46	54	0	0	0	0	0	0	46	54	-14.8
Headingley R.M.	19	36	0	0	0	0	0	0	19	36	-47.2
MacDonald R.M.	61	42	0	0	4	10	0	0	65	52	25.0
Ritchot R.M.	47	28	4	10	0	54	44	96	95	188	-49.5
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	56	67	0	0	0	0	0	0	56	67	-16.4
St. Francois Xavier R.M.	9	8	0	0	0	0	0	0	9	8	12.5
Springfield R.M.	87	82	24	8	3	0	0	0	114	90	26.7
Tache R.M.	58	45	0	0	4	0	30	21	92	66	39.4
West St. Paul R.M.	48	22	0	0	0	0	0	0	48	22	118.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,755	1,617	162	88	323	434	1,452	993	3,692	3,132	17.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Winnipeg City	55	38	16	0	40	6	89	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	5	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	55	38	16	5	40	6	89	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	218	343	94	27	697	470	681	406
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	10	0	0	0	0	0	0
Ritchot R.M.	0	25	0	29	44	96	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	30	21	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	229	378	94	56	771	587	681	406

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Winnipeg City	142	138	97	46	105	0	344	184
East St. Paul R.M.	9	6	0	0	0	0	9	6
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	5	0	0	0	0	4	5
Ritchot R.M.	4	4	0	0	0	5	4	9
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	1	0	0	0	0	0	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	4	0	0	0	0	6	4
Tache R.M.	6	2	0	0	0	0	6	2
West St. Paul R.M.	10	2	0	0	0	0	10	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	181	162	97	46	105	5	383	213

Table 3.5: Completions by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,443	1,291	923	821	780	435	3,146	2,547
East St. Paul R.M.	46	54	0	0	0	0	46	54
Headingley R.M.	19	36	0	0	0	0	19	36
MacDonald R.M.	61	42	4	10	0	0	65	52
Ritchot R.M.	51	34	44	125	0	29	95	188
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	56	67	0	0	0	0	56	67
St. Francois Xavier R.M.	9	8	0	0	0	0	9	8
Springfield R.M.	112	90	0	0	2	0	114	90
Tache R.M.	62	45	30	21	0	0	92	66
West St. Paul R.M.	48	22	0	0	0	0	48	22
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,909	1,691	1,001	977	782	464	3,692	3,132

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range - November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
November 2015	7	8.2	35	41.2	18	21.2	3	3.5	22	25.9	85	-	473,177
November 2014	15	16.0	17	18.1	16	17.0	21	22.3	25	26.6	94	-	458,363
Year-to-date 2015	262	20.6	325	25.5	235	18.4	184	14.4	268	21.0	1,274	400,000	440,911
Year-to-date 2014	211	16.8	222	17.6	313	24.9	337	26.8	175	13.9	1,258	430,000	433,032
East St. Paul R.M.													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	812,500
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	687,500
Year-to-date 2015	0	0.0	[illegible]	0.0	0	0.0	0	0.0	25	100.0	25	-	688,159
Year-to-date 2014	0	0.0	1	0.0	0	0.0	1	2.2	44	97.8	45	-	673,627
Headingley R.M.													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	2	12.5	0	0.0	2	12.5	12	75.0	16	-	609,975
Year-to-date 2014	0	0.0	0	0.0	2	5.7	12	34.3	21	60.0	35	-	557,959
MacDonald R.M.													
November 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
November 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2015	14	25.9	0	0.0	5	9.3	23	42.6	12	22.2	54	-	439,664
Year-to-date 2014	4	11.8	0	0.0	3	8.8	21	61.8	6	17.6	34	-	473,061
Ritchot R.M.													
November 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
November 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	14	48.3	13	44.8	1	3.4	0	0.0	1	3.4	29	-	338,713
Year-to-date 2014	14	48.3	8	27.6	0	0.0	1	3.4	6	20.7	29	-	387,787
Rosser R.M.													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	7	41.2	2	11.8	3	17.6	1	5.9	4	23.5	17	-	-
Year-to-date 2014	30	78.9	3	7.9	0	0.0	2	5.3	3	7.9	38	-	234,363
St. Francois Xavier R.M.													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-
Year-to-date 2014	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	-	446,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	16	32.0	9	18.0	11	22.0	6	12.0	8	16.0	50	-	410,924
Year-to-date 2014	4	6.7	21	35.0	14	23.3	17	28.3	4	6.7	60	392,500	408,910
Tache R.M.													
November 2015	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	-	387,500
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	8	40.0	6	30.0	3	15.0	0	0.0	3	15.0	20	-	366,237
Year-to-date 2014	13	40.6	5	15.6	9	28.1	2	6.3	3	9.4	32	-	374,725
West St. Paul R.M.													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	-	662,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
First Nations													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
November 2015	8	7.8	40	39.2	20	19.6	4	3.9	30	29.4	102	-	484,401
November 2014	18	16.8	17	15.9	16	15.0	23	21.5	33	30.8	107	-	465,321
Year-to-date 2015	326	21.6	357	23.7	258	17.1	218	14.5	349	23.1	1,508	415,000	444,122
Year-to-date 2014	276	17.8	259	16.7	347	22.3	397	25.6	274	17.6	1,553	440,000	436,255

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2015						
Submarket	Nov 2015	Nov 2014	% Change	YTD 2015	YTD 2014	% Change
Winnipeg City	473,177	458,363	3.2	440,911	433,032	1.8
East St. Paul R.M.	812,500	687,500	18.2	688,159	673,627	2.2
Headingley R.M.	-	-	n/a	609,975	557,959	9.3
MacDonald R.M.	-	-	n/a	439,664	473,061	-7.1
Ritchot R.M.	-	-	n/a	338,713	387,787	-12.7
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	234,363	n/a
St. Francois Xavier R.M.	-	-	n/a	-	446,000	n/a
Springfield R.M.	-	-	n/a	410,924	408,910	0.5
Tache R.M.	387,500	-	n/a	366,237	374,725	-2.3
West St. Paul R.M.	-	-	n/a	662,500	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	484,401	465,321	4.1	444,122	436,255	1.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
November 2015

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2014	January	529	-6.4	989	1,078	1,475	67.1	262,683	5.6	273,576
	February	643	1.9	982	1,174	1,567	62.7	264,636	-2.2	267,725
	March	868	10.9	961	1,638	1,633	58.8	278,527	2.7	270,410
	April	1,169	-0.8	1,014	2,068	1,697	59.8	278,432	3.0	269,641
	May	1,488	1.8	1,037	2,477	1,710	60.6	287,026	4.6	272,985
	June	1,454	4.3	1,043	2,387	1,741	59.9	280,112	2.2	272,175
	July	1,405	9.2	1,094	2,115	1,874	58.4	268,817	2.3	272,012
	August	1,079	-10.8	1,029	1,929	1,766	58.3	270,246	3.3	275,200
	September	1,117	6.2	1,022	2,151	1,757	58.2	263,859	2.9	272,598
	October	1,050	-6.1	1,002	1,663	1,744	57.5	270,605	-0.5	270,217
	November	771	-4.8	1,047	1,206	1,844	56.8	266,945	2.0	274,190
	December	574	-4.0	927	730	1,807	51.3	271,489	-9.0	272,649
2015	January	554	4.7	1,052	1,366	1,932	54.5	261,612	-0.4	271,727
	February	624	-3.0	986	1,373	1,912	51.6	266,837	0.8	271,386
	March	957	10.3	1,037	2,179	2,088	49.7	281,269	1.0	274,139
	April	1,212	3.7	1,030	2,550	1,974	52.2	292,456	5.0	282,317
	May	1,404	-5.6	1,049	2,484	1,802	58.2	287,587	0.2	274,343
	June	1,447	-0.5	990	2,392	1,715	57.7	281,349	0.4	274,652
	July	1,328	-5.5	1,029	2,141	1,779	57.8	281,684	4.8	282,924
	August	1,197	10.9	1,070	1,989	1,768	60.5	276,397	2.3	280,920
	September	1,086	-2.8	1,019	2,064	1,791	56.9	274,541	4.0	281,799
	October	1,011	-3.7	1,004	1,679	1,823	55.1	271,759	0.4	273,571
	November	849	10.1	1,051	1,270	1,769	59.4	278,134	4.2	283,659
	December									
	Q3 2014	3,601	1.5		6,195			267,708	2.8	
	Q3 2015	3,611	0.3		6,194			277,783	3.8	
	YTD 2014	11,573	0.7		19,886			273,456	2.5	
	YTD 2015	11,669	0.8		21,487			279,365	2.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	137.2	123.1	410	5.9	68.3	802
	February	595	3.14	5.24	137.4	123.9	410	5.6	68.1	802
	March	581	3.14	4.99	137.5	124.7	409	5.6	67.8	803
	April	570	3.14	4.79	137.8	124.9	409	5.7	67.8	806
	May	570	3.14	4.79	137.9	125.8	408	5.9	67.6	806
	June	570	3.14	4.79	138.2	125.6	409	5.9	67.7	808
	July	570	3.14	4.79	138.2	125.4	409	5.8	67.5	813
	August	570	3.14	4.79	138.2	125.2	411	5.9	67.8	818
	September	570	3.14	4.79	137.7	125.4	411	6.1	67.9	826
	October	570	3.14	4.79	137.9	125.3	413	6.0	68.1	827
	November	570	3.14	4.79	137.9	125.1	415	5.8	68.1	827
	December	570	3.14	4.79	137.9	124.3	415	5.7	68.1	823
2015	January	570	3.14	4.79	138.1	124.2	416	6.1	68.4	824
	February	567	2.89	4.74	138.2	125.0	417	6.2	68.5	825
	March	567	2.89	4.74	138.7	126.5	419	6.3	68.9	828
	April	561	2.89	4.64	138.8	126.3	422	6.1	69.0	832
	May	561	2.89	4.64	138.9	126.6	425	6.1	69.5	835
	June	561	2.89	4.64	139.6	127.0	426	6.1	69.6	838
	July	561	2.89	4.64	139.6	126.8	426	6.0	69.4	841
	August	561	2.89	4.64	139.7	127.6	426	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.0	860
	October	561	2.89	4.64	140.1	127.8	428	5.6	69.2	867
	November	561	3.14	4.64		127.4	427	5.7	69.0	870
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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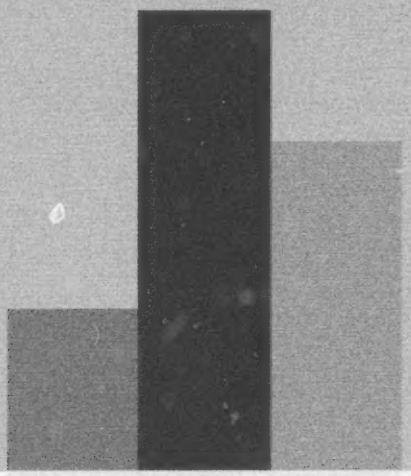

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